

Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.55 hectares \pm (1.36 acres \pm) of road (Plan 2412125, Areas 'A', 'B', and 'C'), adjacent to 5501 – 68 Street SE, 5740 – 58 Avenue SE, 6201 – 68 Street SE and 6606 – 57 Street SE, with conditions (Attachment 4);
2. Give three readings to the proposed closure of 0.18 hectares \pm (0.44 acres \pm) of road (Plan 2412126, Area 'D'), adjacent to 5501 – 68 Street SE, with conditions (Attachment 5); and
3. Give three readings to the proposed bylaw for the redesignation of 0.73 hectares \pm (1.80 acres \pm) of closed road (Plan 2412125, Areas 'A', 'B', and 'C'; Plan 2412126, Area 'D') from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council:

1. Give three readings to **Proposed Bylaw 2C2025 for the** closure of 0.55 hectares \pm (1.36 acres \pm) of road (Plan 2412125, Areas 'A', 'B', and 'C'), adjacent to 5501 – 68 Street SE, 5740 – 58 Avenue SE, 6201 – 68 Street SE and 6606 – 57 Street SE, with conditions (Attachment 4);
2. Give three readings to **Proposed Bylaw 3C2025 for the** closure of 0.18 hectares \pm (0.44 acres \pm) of road (Plan 2412126, Area 'D'), adjacent to 5501 – 68 Street SE, with conditions (Attachment 5); and
3. Give three readings to **Proposed Bylaw 19D2025** for the redesignation of 0.73 hectares \pm (1.80 acres \pm) of closed road (Plan 2412125, Areas 'A', 'B', and 'C'; Plan 2412126, Area 'D') from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

HIGHLIGHTS

- This application proposes to close portions of the road right-of-way adjacent to 57 Street SE and designate it to Industrial – General (I-G) District in alignment with the approved outline plan for the area.
- The proposal is consistent with the designation of the adjacent sites and aligns with the applicable policies of the *Municipal Development Plan* (MDP), the *Southeast Industrial Area Structure Plan* (ASP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).

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- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent landowner to consolidate this portion of road with their parcel in alignment with the approved outline plan.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This road closure and land use amendment application, in the southeast industrial community of Starfield, was submitted by The City of Calgary's Real Estate & Development Services (RE&DS), on 2024 April 21. Attachments 2 and 3 outline the 0.73 hectare portions of road right-of-way to be redesignated and closed through the Registered Road Closure Plans. As indicated in the Applicant Submission (Attachment 6), the road closure and land use amendment is to comply with the 57 Street SE final road right-of-way width approved through the outline plan (LOC2017-0305).

No development permit has been submitted at this time. The portions of road closures will be consolidated with the adjacent parcels and it is expected that future development would occur in alignment with the approved outline plan and land use on the sites.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant.
- Public/interested parties were informed by Administration.

Applicant-Led Outreach

As part of the review of the proposed road closure and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with the public/interested parties and respective community association was appropriate. As this is an amendment to support the approved outline plan (LOC2017-0305), the applicant determined that no outreach would be undertaken. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#). Notification letters also were sent to adjacent landowners.

Administration received one letter of support for the proposed road closure to support better utilization of land. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

This proposal would allow for a more efficient use of land and infrastructure.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The closure of portions of the road right-of-way and consolidation with adjacent properties would enable more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Registered Road Closure Plan (Plan 2412125)
3. Registered Road Closure Plan (Plan 2412126)
4. Proposed Road Closure Conditions (Plan 2412125)
5. Proposed Road Closure Conditions (Plan 2412126)
6. Applicant Submission
7. Applicant Outreach Summary
- 8. Proposed Bylaw 2C2025**
- 9. Proposed Bylaw 3C2025**
- 10. Proposed Bylaw 19D2025**
- 11. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform